

AWAITING
VENDORS
APPROVAL

hillyards.



This three bed town house is situated in the heart of the popular development of Fairford Leys. The property accommodation consists of entrance hall, utility room, guest cloakroom, lounge, kitchen/breakfast room, three bedrooms, en-suite to master and bathroom as well as UPVC double glazing, gas central heating, enclosed garden, driveway & garage and no upper chain.

Offers in excess of £250,000

Wedgewood Street, Aylesbury, Buckinghamshire. HP19 7GA

Ground Floor

Entrance Hall:

Enter via front door, stairs rising to first floor, doors to 3rd bedroom/study, utility and built in storage area, radiator.

Bedroom 3:

9'9 x 7'2 (2.97m x 2.18m)

UPVC double glazed window to front aspect, radiator.

Utility Room:

6'5 x 6'3 (1.96m x 1.90m)

Roll top work surface and fitted single base unit, stainless steel 1 bowl sink with chrome taps, plumbing for washing machine, tiled in splash sensitive areas, wall mounted boiler, UPVC double glazed window to rear aspect and door leading to:

Guest Cloakroom:

Low level cistern and W/C, wash basin and pedestal, extractor fan, radiator.

First Floor

Landing:

Stairs to ground and second floor, UPVC double glazed window to rear aspect, airing cupboard with storage space and shelving, radiator, doors leading to first floor accommodation.

Lounge:

14'1 x 9'9 (4.29m x 2.97m)

UPVC double glazed windows to front and rear aspects, two radiators, TV and telephone points.

Kitchen/Diner:

14'2 x 8'9 (4.32m x 2.67m)

A range of fitted base and wall units with roll top work surface, built under single electric oven, gas hob, tiled in splash sensitive areas, single radiator, UPVC double glazed windows to front and rear aspects.

Second Floor

Landing:

Stairs rising from first floor, UPVC double glazed window to front aspect, radiator, and doors leading to second floor accommodation.

Bedroom 1:

9'10 x 9'2 (3m x 2.79m)

UPVC double glazed window to rear aspect, built in mirrored wardrobe, radiator, door leading to:

En-suite:

A three piece shower room consisting of: enclosed shower cubical with bi-fold door and electric shower, low level cistern and w/c, basin and pedestal with chrome taps, Tiled to splash sensitive areas, double radiator, extractor fan and UPVC double glazed window to front aspect.

Bedroom 2:

8'11 x 7'9 (2.72m x 2.36m)

UPVC double glazed window to rear aspect, radiator.

Bathroom:

A three piece bathroom suite consisting of panelled bath with chrome taps, low level cistern and W/C, pedestal and wash basin with chrome taps, tiled to splash sensitive areas, extractor fan, radiator, UPVC double glazed window to front aspect.

Exterior

Front Garden:

Mainly laid to lawn, enclosed by picket fence, pathway leading to front door.

Parking:

Driveway parking for one vehicle, enclosed with double wooden gates.

Garage:

A single integrated garage accessed via an up & over door with power and lighting.

Property Info

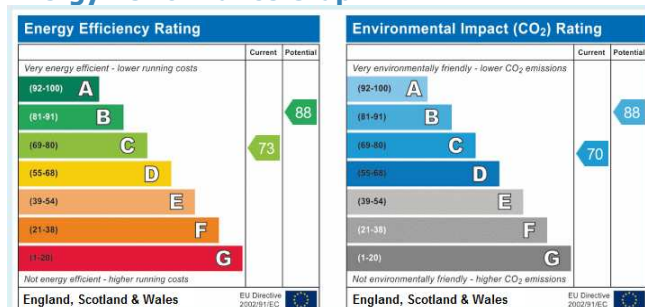
Floor Plan:



Council Tax Band:

D (approximately £1570.88 per annum based on 2 adults residing at the property in year 2015/2016)

Energy Performance Graph:



Property Misdescription Act 1991: For clarification, we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. No person representing HILLYARDS has any authority to make or give any representation or warranty whatever in relation to this property.

Money Laundering Regulations 2003: Intending purchasers will be asked to produce two forms of identification documents and we would ask for your prompt co-operation in order that there will be no delay in agreeing the sale.

Deposit: Please note that HILLYARDS take and hold a £250.00 deposit from the potential purchaser at the point of an offer being accepted in order for the property to be taken off the market.

Floor plan For Illustrative Purposes Only: Please note that HILLYARDS uses every endeavour to ensure the accuracy of its floor plans, however this plan is not necessarily drawn to scale and is intended to provide an approximate layout only. If any of the elements of the plan are important to you, please carry out your own inspection or contact HILLYARDS to arrange a full survey.